



## Wylie Planning and Zoning Commission

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### Minutes

**Wylie Planning & Zoning Commission**  
**Tuesday July 21, 2015 – 6:00 pm**  
**Wylie Municipal Complex – Council Chambers**  
**300 Country Club Road, Building 100**

### **CALL TO ORDER**

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Commissioner Ron Smith called the meeting to order at 6:00 PM. In attendance were: Commissioner Sonia Ahmed, Commissioner Dennis Larson Commissioner Randy Owens, and Commissioner Jerry Stiller and Commissioner Mike McCrossin. Commissioner David Williams arrived late.

Staff present was Jasen Haskins, Sr Planner, and Mary Bradley, Administrative Assistant

### **INVOCATION & PLEDGE OF ALLEGIANCE**

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Commissioner McCrossin gave the invocation and Commissioner Owens led the Pledge of Allegiance.

### **ELECTION OF CHAIR AND VICE CHAIR**

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Chair Smith asked for a motion to remove the item from the table.

A motion was made by Commissioner Owens, and seconded by Commissioner McCrossin to remove election of chair and vice chair from the table. Motion carried 7-0.

A motion was made by Commissioner Stiller, and seconded by Commissioner Williams to nominate Commissioner Larson as Vice-Chair. Motion carried 7 – 0.

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to nominate Commissioner Smith as Chair. Motion carried 7 – 0.

### **CITIZENS COMMENTS**

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Chair Smith opened the Citizens Participation. With no one approaching the Commissioners, Chair Smith closed the Citizens Participation.

### **CONSENT ITEMS**

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1. Consider and act upon approval of the Minutes from the July 7, 2015, Regular Meeting.

### **Board Action**

A motion was made by Commissioner Owens and seconded by Commissioner Ahmed to approve the minutes for July 7, 2015, with amendments to the motion on page five (5). Motion carried 7 – 0.

## **REGULAR AGENDA**

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### **Regular Agenda**

#### **Item 1**

Consider and act upon recommendation to the City Council for Final Plat Bozman Farms Phase 5 (PD 2002-52), establishing 193 single-family residential lots and two open space lots on 69.071 acres, generally located at Collins Boulevard and Troy Road.

#### **Staff Presentation**

Mr. Haskins stated that the purpose of the plat is to create 193 single-family residential lots and two open space lots on 69.071 acres. The property is part of overall Planned Development Ordinance 2002-52.

The plat is consistent with the Planned Development Conditions.

Staff recommends approval subject to additions and/or alterations to the engineering plans as required by the Engineering Department.

#### **Board Action**

A motion was made by Commissioner Stiller, and seconded by Commissioner McCrossin to recommend approval to the City Council for Final Plat Bozman Farms Phase 5. Motion carried 7 – 0.

### **Public Hearing**

#### **Item 1 – ZC 2015-07**

Hold a Public Hearing to consider, and act upon a recommendation to the City Council regarding a change of zoning from Agricultural (A/30) to Planned Development-Single-Family (PD-SF), for single-family residential development on approximately 21 acres, located on the north side of Alanis Drive approximately 1400' west of S. Ballard Ave.  
ZC 2015-07

#### **Staff Presentation**

Mr. Haskins stated that the applicant is requesting to establish permanent zoning on approximately 21 acres of land, as Phase II of a Planned Development Ordinance 2015-11, which was approved in January 2015.

The PD specifies minimum lot size of 7,200 square with 25 percent of the lots having a minimum dwelling size of 1,800 square feet or greater, 35 percent being 2,000 square feet or greater, and 40 percent being 2,200 square feet or greater. Maximum number of lots shall not exceed 95 lots.

Parks Board approved the dedication and park improvements on July 13, 2015.

Thirty-seven (37) notifications were mailed; with no responses returned in favor or in opposition of the request.

Mr. Jim Douglas, Douglas Properties, 2309 Avenue K, Plano, applicant for the subject property, stated that Phase II is consistent with same lot layout as Phase I. The properties around the perimeter will be 8,500 square feet and the middle portion of the development will be 7,200 square feet and adjacent to the properties north.

The intent is to construct a masonry screen wall along Alanis, with a wooden private fence around the commercial building located at the southeast corner of the development, which is not included in the proposed development.

Phase I consisted of 145 single-family residential lots and Phase II proposes 95 single-family residential lots.

#### **Public Comments**

Chair Smith opened the Public Hearing.

With no one approaching the Commission, Chair Smith closed the Public Hearing.

#### **Board Action**

A motion was made by Commissioner Larson, and seconded by Commissioner McCrossin to recommend approval to the City Council for zoning change from Agricultural (A/30) to Planned Development-Single Family (PD-SF). ZC 2015-07 Motion carried 7 – 0.

#### **Item 2 – ZC 2015-08**

Hold a Public Hearing and consider, and act upon a recommendation to the City Council regarding a change of zoning from Agricultural-30 (AG/30) to Planned Development-Single-Family (PD-SF), to allow for residential uses of varied densities on approximately 45 acres, generally located west of E. Stone Road and approximately 2,100 feet south of Brown Street. **ZC 2015-08**

#### **Staff Presentation**

Mr. Haskins stated that the applicant is requesting to establish permanent zoning on approximately 45 acres, to accommodate a single family residential community of varied densities.

The minimum lot size is 6,000 square feet and lots along the southern and western property lines will have a minimum lot size of 7,200 square feet. The dwelling sizes range from a minimum of 1,750 square feet to 2,400 square feet or greater, with 30% being 2,400 square feet or greater. The maximum numbers of lots are not to exceed 180 lots.

The Parks Board considered the dedication and park improvements and recommended approval on July 13, 2015. Maintenance of the park area will be the responsibility of the Home Owners Association.

Thirteen notifications were mailed out as required by law. Three comment forms were received favoring the request and one response in opposition of the request.

### **Board Discussion**

Commissioners discussed the size of the lots in length, stating that there is no reason for lots as small as 6,000 sqft. The proposed development is not adjacent to an existing subdivision with smaller lots. Staff explained the purpose of a Planned Development is innovation and flexibility provided with dedication of park land and proposed large lots on the west side of the creek.

Mr. Fred Phillips, 5055 Keller Springs, Addison, applicant/Developer for the subject property, stated that the development will create three different lot size categories. Thirty lots on the west side will average over 10,000 square feet. The 50 foot width lots average 6,000 square feet and the 60 foot width lots average 8,000 square feet. On the west of the concept plan is a very heavily wooded area, which is dedicated park land and will be maintained by Home Owners Association.

The planned development conditions propose re-surfacing of Stone Road from Brown Street to the end of the proposed development. The development will include multiple builders, which will enhance differentiation elevations.

Mr. Roger Dietz, 205 S Alma, Allen, Engineer for subject property, stated that the proposed layout is 55 x 120, and the dwellings will be both single-story and two-story houses. A portion of property will be dedicated for right-of-way expansion on Stone Road.

### **Public Comments**

Chair Smith opened the Public Hearing.

Mr. Rick White, 2505 E Stone, adjacent property owner, encouraged the Commissioners to amend the proposed Planned Development Conditions to state the lots on the west across from the creek to be 10,000 square feet, and lots immediately adjacent to his property be single story residential lots. Mr. Phillips responded that within Deed Restrictions the lot sizes and elevations will be dictated.

Mr. Robert Kreymer, 2605 E Stone Road, spoke in favor of the request, and presented his desire of constructing memory and assisted living facility senior community on

his 16 acres of property just to the north. His church is currently on the subject property, and will be moved to his property.

**Board Discussion**

Commissioner Williams recommended tabling the Public Hearing until August 4, 2015. Mr. Phillips desired to receive more input from the Commission on what they recommend. The Commissioners desired having an average minimum 8,000 square foot lot size and eliminate the 6,000 square foot minimum.

**Board Action**

A motion was made by Commissioner Larson, and seconded by Commissioner Stiller, to table the Zoning Case 2015-08, until August 4, 2015, with amendments to increase the size of the lots on the north front portion of the development, with minimum of 60 feet width and average of 8,000 square feet and no 6,000 square foot lots. Motion carried 7 – 0.

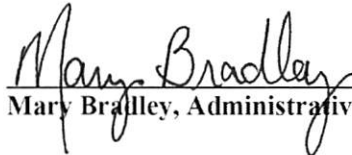
**ADJOURNMENT**

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A motion was made by Commissioner McCrossin and seconded by Commissioner Stiller to adjourn the meeting at 7:30PM. All Commissioners were in consensus.

  
Ron Smith, Chair

ATTEST:

  
Mary Bradley, Administrative Assistant